

EXHIBIT III a

PERMITTED DENSITY	LAND USE PLAN
UP TO 0.5 UNITS/AC.	LDA SINGLE FAMILY
UP TO 3.5 UNITS/AC.	LDB SINGLE FAMILY
UP TO 6.0 UNITS/AC.	LDC SINGLE FAMILY
UP TO 10 UNITS/AC.	MFA MULTI-FAMILY
UP TO 20 UNITS/AC.	MFB MULTI-FAMILY
UP TO 32 UNITS/AC.	MFC MULTI-FAMILY
	C1 NEIGHBORHOOD COMMERCIAL
	C2 COMMUNITY COMMERCIAL
	C3 SUPPORT COMMERCIAL
	O OFFICE
	IS INSTITUTIONAL SCHOOL
	IR INSTITUTIONAL RELIGIOUS
	IF INSTITUTIONAL FRATERNAL
	P PUBLIC
	SU SPECIAL USE

NOTE: LAND USES WITH BOUNDARIES INDICATED BY [] ARE SET TO ACREAGE ALLOWED FOR USE BUT MAY, WITH THE APPROVAL OF THE PPC, BE VARIED TO MEET SITE DESIGN DEMAND IF SUCH VARIANCE DOES NOT CHANGE THE ACREAGE SPECIFIED FOR SUCH USE.

NOTE: SCHOOL SITES ARE SUBJECT TO PURCHASE BY THE NORTHEAST INDEPENDENT SCHOOL DISTRICT, SHOULD THE DISTRICT REJECT OR CHOOSE ANOTHER SITE THE P.P.C. SHALL ASSIGN A NEW LANDUSE FOR THE SITE COMPATIBLE TO ADJACENT DEVELOPMENT.

D.R.P.
 Permit # 243
 Starts June 5, 1985
 Expires Sept 12, 1989
 Issued by: [Signature]
 RECEIVED FROM CITY OF SAN ANTONIO PLANNING DEPARTMENT ON JANUARY 9, 1996

VRP#04-09-177

Line	Length	BEARING
L1	16.00'	S82.11.52°W
L2	242.17'	N00.03.15°E
L3	16.00'	N81.22.04°E
L4	20.09'	S00.01.13°E
L5	377.46'	N06.38.47°E
L6	377.46'	S0.58.47°W
L7	4.00'	N05.51.47°E
L8	23.00'	S0.59.47°W
L9	24.00'	S0.01.13°E
L10	25.00'	N01.59.47°E
L11	4.00'	N06.01.13°W
L12	206.31'	S00.01.13°E

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REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF EDUCATION
BUREAU OF POSTAL SERVICE
MANILA

RECEIVED PROFESSIONAL ENGINEER
 10/10/1944
 ORDERED BY THE
 BOARD OF ENGINEERS
 10/10/1944
 ORDERED BY THE
 BOARD OF ENGINEERS
 10/10/1944

INTERMARINE Bk of Co
DEPT FOR 1339
HOMER L. HARRIS

WELD
HOLD
TO
IONS

STATE OF TEXAS
COUNTY OF BROWN

NEARLY FULL
BROWN COUNTY, TEXAS

SECRET

SECRET

STATE OF TEXAS
COUNTY OF DEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED M. R. CHAMBERS, JR., known to me to be the person in

Acting
100

D & P = DIED & PLAT RECORDS OF DEATH
COUNTRY, TEXAS

PAGE-DANSON SET AT ALL DOMESTIC AND
OTHERWISE NOTED.
THE BASIS OF INFORMATION FOR THESE
AND IN THIS SHOWN FILED.
REAGANS ARE BASED ON THE PLAT OF
P-2-A, UNIT 1 SUBDIVISION, RECORDED AS
PLAT 174 BEING AND PLAT RECORDS OF

COUNTRY: THAILAND

1. BEHAVIOUR SHOWN MUST BE NOTATED ON
CHECKLIST TO MATCH MODEL.
2. N.A. AT END COORDINATES WITH DON
BROTHER 1953 (IND A10072) N=13755556
E = 2193177.5759
3. DIMENSIONS SHOWN ARE SURFACE AND A
SCALE FACTOR USED IS 0.000272

1000

WASTE WATER TREATMENT
PLANT OF COURTESY OF THE
CITY OF CHICAGO

IF NUMBER ISSUED BY THE PLANNING BOARD

COBURN CLEGG

THIS PLAY IS TRUE AND CORRECT AND WAS PREPARED BY THE

of the property made under no functions

RESTRICTED INFORMATION AND
 1/7/76

100

BRIDGES COUNTY, TEXAS

COUNTY CLERK OF S

ON PAGE 207 OF 3

BY MISS M. H. AND OFFICIAL SEAL OF
AD

COUNTY RESIDENT
BY: Constance 001

172



City of San Antonio
Development Services Department
Vested Rights Permit/Consent Agreement
APPLICATION

CITY OF SAN ANTONIO
 DEPT. OF PLANNING
 OFFICE OF DIRECTOR
 04 SEP 15 AM 8:50

Permit File: # 04-09-177
 Assigned by city staff

Date: _____

☒ **Vested Rights Permit**

☐ **Consent Agreement**

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan, P.U.D. plan, plat application, approved plat, building permit) along with appropriate fee.

*Note: All Applications must comply with the Unified Development Code (UDC),
 Section 35-B124 Vested Rights Determination for the City of San Antonio.*

(a) Owner/Agent: Stoneterra. Ltd. ATTN: Mr. Greg Mann

Phone: 210-349-7711 Fax: 210-349-7710

Address: 8000 IH-10 West, Suite 200

City: San Antonio State: Texas Zip code: 78230

Engineer/Surveyor: Pape-Dawson Engineers, Inc.; ATTN: David M. McBeth, P.E.

Address: 555 East Ramsey

City: San Antonio State: TX Zip code: 78216

(b) Name of Project: Stone Oak Parkway @ Sonterra Blvd. 5.56 Acres

(c) (k) Site location or address of Project and Legal description: _____

Legal description: Lot 2, Block 2, Primary Capital – Stone Oak Subdivision,
Vol 9553, Page 221, Bexar County Deed and Plat Records.

Location: Southeast corner of Stone Oak Parkway at Sonterra Boulevard.

Council District 9 ETJ Over Edward's Aquifer Recharge? (☒) yes () no

3. What is the specific Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? *Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application.*

(d) Total land use, in square feet 242,194 S.F. (5.560 acres)

(e) Total area of impervious surface, in square feet Estimated 218,000 SF

(f) Number of residential dwellings units, by type; N/A

(g) Type and amount of non-residential square footage; Estimated 80,000-100,000 SF
Community Commercial or Office Development in accordance with Stone Oak Master Plan
(DRP #243)

(h) Phases of the development, (If Applicable); 2-3 Phases Possible

4. What is the date the applicant claims rights vested for this Project? June 1, 1982

(i) Verified or certified copies of all development permits, contracts, appraisals, reports, correspondence, letters, or other documents or materials upon which the Applicant's claim for vested rights or equitable estoppel is based;

In addition to the required processing as set forth above, an Application for Consent Agreement Approval shall include, but shall not be limited to the following: a timing and phasing plan for the proposed development; a plan for the provision of public facilities and services to the proposed development, by phase; the conditions under which the proposed development will be authorized to proceed; and the conditions under which approvals or permits will lapse or may be revoked. A document shall be considered "verified" or "certified", whether an original or a copy, if it is signed by the official with decision making authority for the permit application."

- 4 a. What, if any, construction or related actions have taken place on the property since that date?

Development Rights Permit #243, Stone Oak, June 5, 1985

Subdivision plat submitted, October 16, 1997, recorded April 22, 2002

5. By what means does the applicant claim rights vested for this Project? *Please specify all that may be applicable.*

• **PERMIT**

Type of Permit: Sanitary Sewer Contract Date of Application: N/A

Permit Number: Ord #55378 Date issued: June 1, 1982

Expiration Date: N/A Acreage: 4,380 acres

Permit File # 04-09-177

• **MASTER DEVELOPMENT PLAN (MDP)** (Formerly POADP)*

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: _____ # _____

Date accepted: _____ Expiration Date: _____ MDP Size: _____ acres

• **P.U.D. PLAN**

Name: _____ # _____

Date accepted: _____

• **Plat Application**

Plat Name: _____ Plat # _____ Acreage: _____

Date submitted: _____ Expiration Date: _____

(Note: Plat must be approved within 18 months of application submittal date).

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 SEP 15 AM 8:53

• **Approved Plat**

Plat Name: _____ Plat # _____ Acreage: _____ Approval

Date: _____ Plat recording Date: _____ Expiration Date: _____ Vol./Pg. _____

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

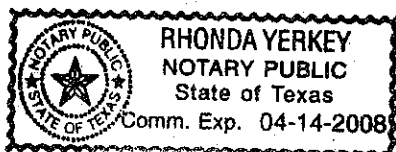
• **Other**

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that all information this Application and the attached documents is true and correct and that it is my belief the property owner is entitled to Vested Rights for this Project.

Print name: GREG MANN Signature: [Signature] Date: 7/22/04

Sworn to and subscribed before me by Greg Mann on this 22nd day of July in the year 2004, to certify which witness my hand and seal of office.



Rhonda Yerkey
Notary Public, State of Texas

City of San Antonio use

Permit File: # 04-09-177

Assigned by city staff

Date: 10/21/04

☒ **Approved**

☐ **Disapproved**

Review By:  Date: _____
Development Services Department

Comments: As per City attorney comments the application is approved as requested. As of May 9, 1983, the effective date of the Stone Oak POADP #48, provided that a project is identified that complies with POADP #48. A project is not identified other than to state "Community Commercial or Office Development." This is insufficient information to identify a project especially since the Stone Oak Master Plan differentiates between the two types of development.

Regarding the Sewer Contract, Section 36-40 of Article IV, Extension of Sanitary Sewers, Sections 36-33 through 36-40, Chapter 36, Subdivisions, of the City Code of San Antonio, Texas states as follows: "Section 36-40. No Vested Rights. No person shall acquire any vested rights under the provisions of this article. (Ord. No. 45029, 3-13-75)." This provision of the City Code was effective from March 13, 1975 until August 13, 1987 when a Unified Development Code was adopted by the City Council. The Developer and City executed the contract during the period Section 36-40 of the City Code was in effect. Accordingly, no vested rights can be acquired by the extension of sanitary sewers under Article IV of the City Code in effect at the time of approval of the contract and the contract has subsequently expired under its own terms.

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey, San Antonio, Texas 78216
Accounts Payable



FROST NATIONAL BANK
SAN ANTONIO, TEXAS

050984

CHECK DATE 14-Sep-2004

PAY One Hundred Sixty and 00/100 Dollars

TO

City of San Antonio

AMOUNT \$160.00

PAPE-DAWSON ENGINEERS, INC.

W. Dawson

⑈050984⑈ ⑆114000093⑆ 29 3997995⑈

04 SEP 15 AM 8:49

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR